



MAGGS
& ALLEN

FLAT 219 HIGH KINGSDOWN
KINGSDOWN, BRISTOL, BS2 8DG
£395,000

A beautifully bright and spacious three-bedroom apartment, providing breathtaking views, a stunning open-plan living space and an allocated garage.

Approach

From High Kingsdown, a communal door with intercom system opens into a communal hall, with a staircase and lift rising to the fifth floor where you will find the front door for 219.

Accommodation

Opening into an entrance hall with wood-effect flooring throughout, there is access to all internal rooms plus a useful storage cupboard housing the hot water cylinder.

From the entrance hallway, a door opens into a beautifully bright and spacious open-plan kitchen/living area, with large, tilt-and-turn windows framing gorgeous views across the locality and to the countryside beyond. With windows spanning the entirety of the property's rear elevation, the living space is constantly flooded with an abundance of natural light. The space benefits from wood effect flooring throughout, and the kitchen is fitted with a range of base units with peninsula and work surfaces. Integrated appliances include an electric cooker and stainless steel sink, as well as space for a fridge/freezer and washing machine. To the rear of the kitchen, there is a further useful storage cupboard.

The property benefits from three double bedrooms, two of which are of especially generous proportions. Each bedroom boasts tilt-and-turn windows overlooking local woodland, and have been tastefully decorated, with the third currently in use as an office / spare bedroom.

Also accessed via the main hallway is a separate toilet, with bathroom adjacent comprising a large sink and bath with electric shower over.

Externally

Allocated to the property is a single garage with up-and-over door, which could be utilised as extra storage or for parking a car.

Location

Kingsdown is a charming and vibrant residential area located in the heart of Bristol. Known for its mix of Victorian and Georgian architecture, the neighborhood exudes a historic, yet eclectic charm. It offers a unique blend of urban living with a relaxed, village-like atmosphere. Kingsdown is perched on a hill, providing picturesque views of the city and a sense of peacefulness, despite being so centrally located.

The area is home to a diverse range of independent shops, cafés, and pubs, making it a popular spot for both locals and visitors seeking a more laid-back, community feel. Kingsdown also boasts a number of green spaces, such as the popular St. Michael's Hill, offering both a chance to relax and a spot for outdoor activities.

The neighborhood's close proximity to the University of Bristol and its lively student population contribute to a youthful and creative energy, with plenty of cultural events, live music, and art exhibitions taking place throughout the year.

With easy access to the city centre and surrounding areas, Kingsdown provides the perfect mix of historic charm, local character, and urban convenience.

Lease Information

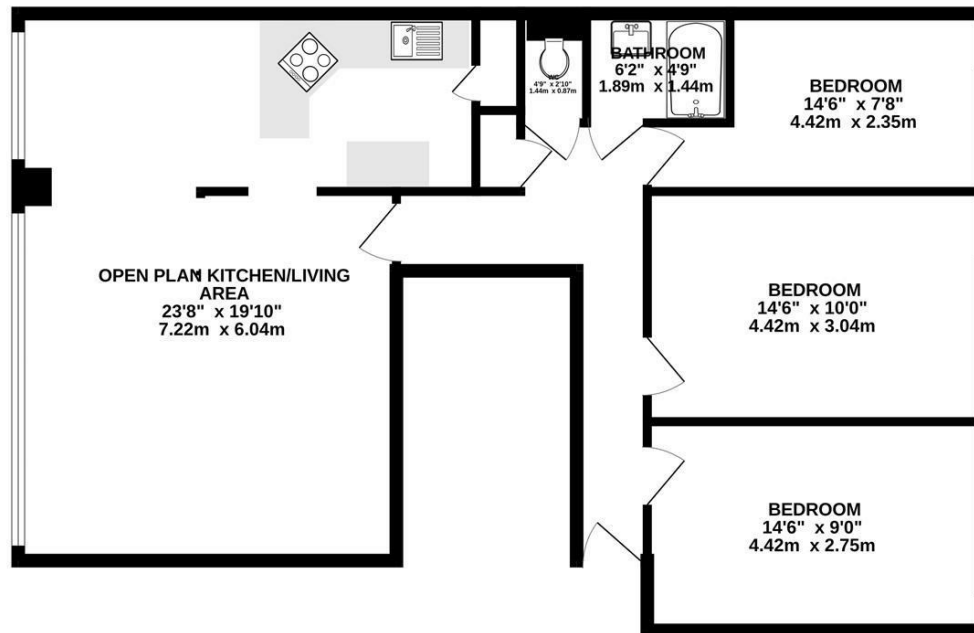
We understand there are 945 years remaining on the lease.

We understand there is an annual service charge of £3256.56/yr including a reserve fund contribution, plus an annual £30 ground rent charge.

Please note these figures should be checked with your legal advisor.

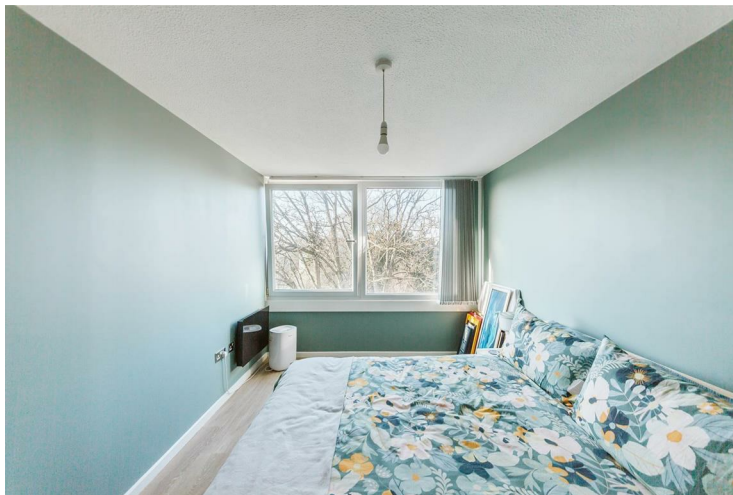


GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Spacious, three-bedroom flat
- Located on the fifth floor, with lift for access
- Generous open-plan accommodation
- Stunning views across Bristol and beyond
- Allocated single garage
- Situated in a popular location, within walking distance to amenities

Guide Price: £395,000

Tenure: Leasehold

Council Tax Band: C

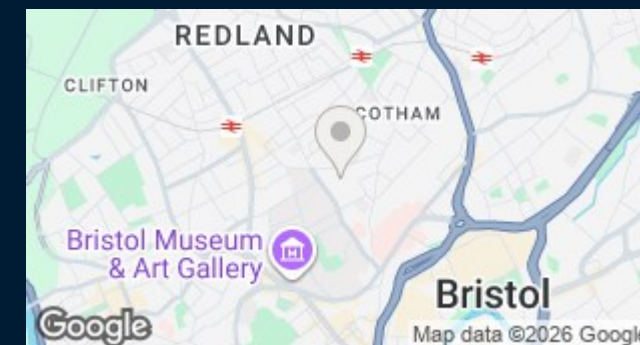
EPC Rating: C

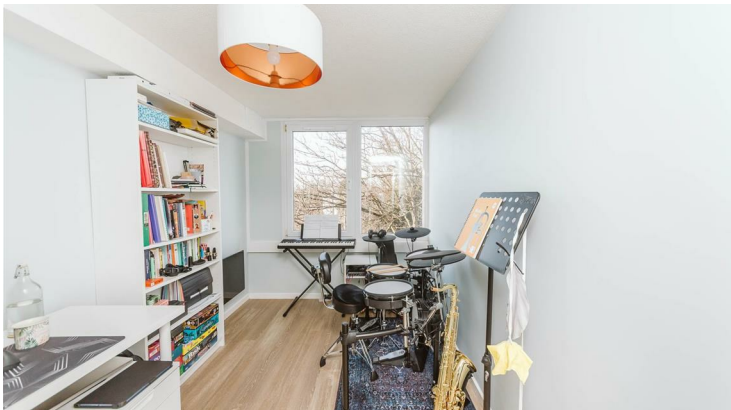
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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